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TRANSFER  
TAX  
PAID

**WARRANTY DEED  
002427**

STEVE J. GAGNE and TERESA L. GAGNE of Waterville, Maine, for consideration paid, grant to <sup>2</sup>JAY MICHAEL CULLIVAN and SALLY A. CULLIVAN of Melrose, Massachusetts, as joint tenants, with WARRANTY COVENANTS, the land in Waterville, County of Kennebec, and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land, with the buildings thereon, situate in Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin at the intersection of the west line of Cool Street and the southerly line of Mathews Avenue; thence westerly along the south line of Mathews Avenue one hundred forty-eight (148) feet, more or less, to an iron pin at the northeast corner of land of Louis N. Violette, Jr; thence southerly one hundred thirteen (113) feet to an iron pin in the north line of Lot NO. 78 on Plan of Rosemar Park; thence easterly along the north line of Lot No. 78, one hundred five (105) feet to the west line of Cool Street; thence northerly along the west line of Cool Street ninety (90) feet to the point of beginning.

Meaning and intending to convey the easterly portion of Lot No. 79 as shown on Plan of Rosemar Park as amended made for L.N. Violette Co., Inc. April, 1951, and recorded in the Kennebec County Registry of Deeds, to which plan reference is hereby made for a more particular description.

THE frontage on Mathews Avenue is one hundred forty-eight (148) feet.

THE above described parcel of land is conveyed subject to a certain restrictions and covenants numbered (1) to (6), both inclusive, as recited in a Warranty Deed from Francis L. McAllister et al, to Robert J. Carey dated September 23, 1958 and recorded in the Kennebec County Registry of Deeds in Book 1161, Page 247, to which

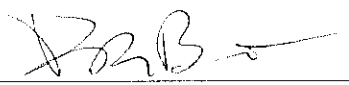
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reference is made for a more particular description thereof.

Being the same premises conveyed to Steve J. Gagne and Teresa L. Gagne by Warranty Deed of Steve J. Gagne dated February 11, 1999 and recorded in the Kennebec County Registry of Deeds in Book 5877, Page 296.

WITNESS our hands and seals on January 21, 2003.

  
WITNESS

  
STEVE J. GAGNE

  
WITNESS

  
TERESA L. GAGNE

THE STATE OF Maine  
Kennebec, ss.

January 21, 2003

Then personally appeared the above named STEVE J. GAGNE and TERESA L. GAGNE and acknowledged the foregoing instrument to be their free act and deed.

Before me,   
Notary Public

DAVID R. BUTLER  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
JUNE 21, 2007



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ATTEST:   
REGISTER OF DEEDS